

**MINUTES OF THE ANNUAL MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**August 20, 2002**

The Commissioners of the Chicago Housing Authority held its Annual Meeting on Tuesday, August 20, 2002 at 8:30 a.m. at the Charles Hayes Family Investment Center, located at 4859 S. Wabash in Chicago.

The Chairperson announced that the Annual Meeting of the Chicago Housing Authority was being held in accordance with the Bylaws of the Authority for the election of Officers, presentation of Certificates of Appreciation to stakeholders participating in the Plan For Transformation and report on Plan accomplishments, to date.

Chairperson Gilliam then introduced the Honor Guard of the 2nd Battalion, 24<sup>th</sup> Marines, 4<sup>th</sup> Division for the Posting of the Colors. Immediately after, Derek Hill, CHA Press Secretary led the audience in reciting the Pledge of Allegiance. Commissioner Mildred Harris' Centering Thoughts consisted of a poem by Paul Lawrence Dunbar, the CHA's Mission Statement and a quote from Chief Executive Officer, Terry Peterson with regards to positive changes at CHA. Immediately following Commissioner Harris, Reverend B. Herbert Martin delivered the Homily which focused on the topic of 'Transformation' due to the sweeping changes in the administration and operation of the CHA.

The meeting was then called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam Lori Healey Dr. Mildred Harris Sandra Young Mamie Bone Earnest Gates Leticia Peralta Davis Michael Ivers
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Absent:	Hallie Amey
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Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson thereupon called for nominations for the vacant position of Vice-Chairperson. A Motion was made by Commissioner Gates and properly seconded by Commissioner Harris to nominate Commissioner Lori Healey for the position of Vice-Chairperson. There being no other nomination on the slate, nominations were closed and the voting resulted in unanimous approval for the selection of Commissioner Lori Healey as Vice Chairperson of the Chicago Housing Authority.

The Chairperson thereupon called for nominations for the position of Custodian and Keeper of Records. A Motion was made by Commissioner Davis and properly seconded by Commissioner Young to re-elect Lee Chuc-Gill for the position of Custodian and Keeper of Records. There being no other nomination on the slate, nominations were closed and the voting resulted in unanimous approval for the re-election of Lee Chuc Gill as Custodian and Keeper of Records of the Chicago Housing Authority.

Chairperson Gilliam and the Board of Commissioners then presented Certificates of Appreciation to participants of the Plan for Transformation. These participants included resident leadership, City Departments, Government Sister Agencies, not-for-profit sectors and for profit businesses. Chairperson Gilliam acknowledged the efforts of the participants who have been and continue to be CHA's steadfast partners in this historic journey. Chairperson Gilliam also commented that all the participants have had a role in improving the lives of 135,000 citizens of Chicago and are highly regarded and valued by residents, staff and Board of the CHA.

Immediately following the award presentation, Terry Peterson, Chief Executive Officer, presented his monthly report. Mr. Peterson highlighted the many accomplishments related to the Plan which included the following: a 10-year, \$1.5 billion commitment from HUD, a better managed CHA with 3 years of balanced budgets, the first Housing Authority to issue bonds which helped raise \$290 million to accelerate rehab of senior and scattered site housing, creation of mixed-income communities, and a successful relocation process which helps residents transition to temporary or permanent homes both in CHA and the private market. Mr. Peterson then reaffirmed his commitment to continue to move forward and advance the Plan For Transformation by creating mixed-income communities in seven additional developments, construction of new units and provide assistance for job training and employment to 3000 residents.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Healey then presented an Omnibus Motion for adoption of the Resolutions for Items 1 and 2 discussed in Executive Session.

**(Executive Item No. 1)**

**RESOLUTION NO. 2002-CHA-105**

**WHEREAS,** The Board of Commissioners has reviewed Board Letter dated August 6, 2002 requesting authorization to pay a settlement amount of \$135,000 in the matter of Treva Phillips, individually and as mother and next friend of Denarro Clark, a minor vs. Chicago Housing Authority, a Municipal Corporation, 99 L 04699.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the General Counsel or her designee to pay the settlement amount of \$135,000 in the matter of Treva Phillips, individually and as mother and next friend of Denarro Clark, a minor vs. Chicago Housing Authority, a Municipal Corporation, 99 L 04699.

**(Executive Item No. 2)**

**RESOLUTION NO. 2002-CHA-106**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 2, 2002 requesting that the Board of Commissioners approve the Personnel Action Report for July 2002.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions for July 2002.

The Omnibus Motion to adopt Resolutions for Items 1 and 2 was seconded by Commissioner Young and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Lori Healy  
Dr. Mildred Harris  
Mamie Bone  
Sandra Young  
Michael Ivers  
Leticia Peralta Davis

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Young, Committee Chairperson, then presented the Tenant Services Committee report. Per Commissioner Young, the Committee met on Wednesday, August 14, 2002 at the Corporate Office located at 626 West Jackson. Staff presented the Committee with an update on Relocation and Good Neighbors Program. No Resolutions were presented to the Tenant Services Committee.

Due to an emergency, Commissioner Gates, Committee Chairperson of the Operations and Facilities Committee, had to leave, therefore, the report was presented by Commissioner Harris. Per Commissioner Harris, the Operations & Facilities Committee met on Wednesday, August 14, 2002 at the Corporate Office located at 626 W. Jackson. The committee was presented with a comprehensive report on all Departments reporting to the Operations Division.

Commissioner Harris then introduced an Omnibus Motion for the adoption of the resolutions for Items A1 through A17 discussed, voted and recommended for Board approval by the Operations Committee:

**(Item A1)**

The resolution for Item A1 approves modification to Contract No. 9684 with K.R. Miller due to design corrections, owner requested changes and discovery of certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation. Based on review and recommendation by the Prime Design Consultant and CHA's independent Construction Manager, the requested modifications were necessary to complete the scope and intent of the modernization at Parkside/Lake, Parkview, Sheridan/Leland and Castleman Apartments.

**RESOLUTION NO. 2002-CHA-107**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated August 5, 2002 entitled "Authorization to execute Modification G-02 to Contract No. 9684 with K.R. Miller contractors, Inc. for general renovation of Parkside/Lake Apts., Parkview Apts., Sheridan/Leland Apts., and Castleman Apts.,"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT**, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification Number G-02 to Contract No. 9684 with K.R. Miller Contractors, Inc. in the amount of \$944,278.24 for general renovations at Parkside/Lake Apartments, Parkview Apartments, Sheridan/Leland Apartments and Castleman Apartments, subject to HUD approval. The new contract total, including this contract modification is \$28,285,824.97. The time for completion of work under the contract is increased by sixty (60) days.

**(Item A2)**

The resolution for Item A2 approves modification to Contract No. 9703 with G.F. Structure due to discovery of certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation and replacement of kitchen cabinets to meet standards consistent throughout the stated properties. Based on review and recommendation by the Prime Design Consultant and CHA's independent Construction Manager, the requested modifications were necessary to complete the scope and intent of the modernization at Sullivan and Las Americas Apartments.

**RESOLUTION NO. 2002-CHA-108**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 6, 2002 entitled "Authorization to execute Modification G-02 to Contract No. 9703 with G.F. Structures for: construction services at Sullivan Apts., 1633 W. Madison, IL2-44B & Las Americas Apts., 1611 S. Racine, IL2-83:".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to execute Modification Number G-02 to Contract No. 9703 with G.F. Structures in the amount of \$828,403.00, subject to HUD approval, for the general renovation of Sullivan Apartments, 1633 W. Madison and Las Americas Apts., 1611 S. Racine. The new contract price is \$24,377,334.00. The time for completion of work under the contract is unchanged.

**(Item A3)**

The resolution for Item A3 approves modification to Contract No. 9686 with Walsh Construction due to design corrections, owner requested changes and discovery of certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation. Based on review and recommendation by the Prime Design Consultant and CHA's independent Construction Manager, the requested modifications were necessary to complete the scope and intent of the modernization at six senior properties.

**RESOLUTION NO. 2002-CHA-109**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 5, 2002 entitled "Authorization to execute Contract Modification No. 2 to Contract No. 9686 with Walsh Construction Company of Illinois for construction services at Wicker Park Apartments & Annex, Eckhart Park Apartments & Annex, Franklin & Drake Apartments and South Chicago Apartments".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification No. G-02 to Contract No. 9686 with Walsh Construction Company of Illinois in the amount of \$2,310,639, subject to HUD approval, for general repairs and improvements at six (6) senior properties that include Wicker Park Apartments & Annex, Eckhart Park Apartments & Annex, Franklin & Drake Apartments and South Chicago Apartments. The new contract amount, including this contract modification, is \$50,392,588.00. The adjusted contract time of completion under the contract will not be changed.

**(Item A4)**

The resolution for Item A4 approves modification to Contract No. 9644 with Walsh Construction due to owner requested changes and discovery of additional concealed deterioration and field conditions. Based on evaluation and engineering by the Prime Design Consultant and review and recommendation by CHA's independent Construction Manager, the requested modifications were necessary to complete the scope and intent of the modernization at Judge Slater and Annex Apartments.

**RESOLUTION NO. 2002-CHA-110**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 5, 2002 entitled "Authorization to Execute Contract Modification No. 4 to Contract No. 9644 with Walsh Construction Company for Construction Services at Judge Slater Apartments, 740 E. 43<sup>rd</sup> Street, IL2-47 and Judge Slater Annex, 4218 S. Cottage Grove, IL2-70";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to execute Modification Number G-04 to Contract No. 9644 with Walsh Construction Company of Illinois in the amount of \$ 128,575.00, subject to HUD approval, for the comprehensive modernization of Judge Slater Apartments, 740 E. 43<sup>rd</sup> Street, IL2-47, and Judge Slater Annex, 4218 S. Cottage Grove, IL2-70. The

new contract price is \$14,949,584.61. The time for completion of work under the contract shall remain the same.

**(Item A5)**

The resolution for Item A5 approves modification to Contract No. 9698 with F.H. Paschen/S.N. Nielson due to design corrections, owner requested changes and discovery of certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation. Based on review and recommendation by the Prime Design Consultant and CHA's independent Construction Manager, the requested modifications were necessary to complete the intended scope of the rehabilitation of various senior housing apartments.

**RESOLUTION NO. 2002-CHA-111**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 31, 2002 entitled "Authorization to execute Contract Modification No. G-05 to Contract No. 9698 with F.H. Paschen/S.N. Nielson for general renovations at Hattie Callner Apartments, Harry Schneider Apartments, Loyola Ridge Apartments and Dickens/Burling Apartments";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Number G-05 to Contract No. 9698 with F.H. Paschen/S.N. Nielson in an amount of \$418,729.00, subject to HUD approval, for general renovations at Hattie Callner Apartments, 855 W. Aldine, Harry Schneider Apartments, 1750 W. Peterson, Loyola/Ridge Apartments, 1930 W. Loyola and Dickens/Burling Apartments, 2111 N. Halsted. The new contract amount, including this modification, is \$20,958,216.68. The time for completion of work under the contract remains the same.

**(Item A6)**

The resolution for Item A6 approves modification to Contract No. 9708 with Michuda Construction due to design corrections, owner requested changes and discovery of certain concealed deterioration and field conditions which could not have been reasonably determined at the time of contract document preparation. A large portion of the change orders is required for environmental work to be performed in conjunction with the installation of thru the wall A/C units, removal of Thermal System Insulation from all boiler rooms, the demolition of drywall joint compound and total removal of the VAT. Based on evaluation and engineering by the Prime Design Consultant and review and recommendation by the CHA's independent Construction Manager, the requested modifications were necessary to complete the scope and intent of the modernization at 2140 N. Clark and 2640-2740 N. Sheffield.

**RESOLUTION NO. 2002-CHA-112**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 6, 2002 entitled "Authorization to execute Contract Modification No. G-01 to Contract No. 9708 with Michuda Construction, Inc. for general renovation at 2140 N. Clark, 2640 N. Sheffield and 2720 N. Sheffield";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Contract Modification Number G-01 to Contract No. 9708 with Michuda Construction, Inc. for an amount not-to-exceed \$1,696,209.00, subject to HUD approval, for the general renovation of 2140 N. Clark, 2640 N. Sheffield and 2720 N. Sheffield. The new contract amount, including this contract modification will be an amount not-to-exceed \$2,534,032.00. The time for completion of work under the contract remains unchanged.

**(Item A7)**

Based on regulatory guidelines mandated by various State, County and City ordinances, the Authority is required, when necessary, to provide various environmental consulting, assessments and/or testing services. In June 2002, a Request For Proposal was advertised. The CHA directly solicited 28 firms. A total of 43 firms picked-up the RFP packages and 14 firms submitted proposals. Based on the evaluation of the submitted proposals, four firms were found to be in the

competitive range. At the request of the CHA, these four firms submitted best and final offers, and based upon an analysis of those offers, the three firms that were deemed qualified and represented the most cost effective value to the CHA were selected. The Resolution for Item A7 approves award of contracts to GSG Environmental, Professional Services Industries, and Carnow Conibear & Associates.

**RESOLUTION NO. 2002-CHA-113**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 5, 2002 entitled “Authorization to enter into three contracts for Authority-wide professional environmental and testing services”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into three (3) contracts, each in the not-to exceed amount of \$166,666 with GSG Environmental, Inc., Carnow, Conibear & Associates, Ltd. and Professional Services Industries, Inc. respectively, for an aggregate total of \$500,000 for professional environmental consulting, assessment and/or testing services to be utilized throughout the Chicago Housing Authority.

**(Item A8)**

The Authority received a grant from the Department of Commerce and Community Affairs (DCCA) for necessary repairs and construction at City/State Properties managed by the CHA. The CHA elected to utilize the 2002 Grant for window replacement at Maplewood Courts. Maplewood Courts consists of two 7-story high-rise buildings with a total of 131 units. The buildings contain the original windows which were installed when the buildings were constructed in 1950. An Invitation For Bid to install new windows, screens and security grills was advertised in June 2002. Of the two responses received, Reflection Window Company submitted the lowest responsive bid, which was within the budge allocations allowed by the DCCA Grant.

**RESOLUTION NO. 2002-CHA-114**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 2, 2002 entitled “Authorization to enter into a Contract with Reflection Window Company, LLC for window replacement at Maplewood Courts, RH-6, Specification No. 01134”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Reflection Window Company, LLC for window replacement at Maplewood Courts, 320 and 330 S. Maplewood Avenue, RH-6, in an amount not-to-exceed \$412,108.00 for a term of 120 calendar days.

**(Items A9 and A10)**

The resolutions for Item A9 and Item A10 authorizes the Woodlawn Community Development Corporation to enter into two contracts with JL & Associates to perform window and stairwell door installation work at the Harold Ickes Development. This work will be done to fulfill the objective of the Habitability Committee that was established in 2001. In evaluating the Ickes Development, the Habitability Committee identified windows and stairwell doors as necessary repair items. All procurements initiated by the property management firm, relative to the Habitability initiative, have been executed with assistance from the CHA Procurement and Contract Department.

**RESOLUTION NO. 2002-CHA-115**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated July 8, 2002 entitled, “Authorization for CHA Private Property Management Firm, the Woodlawn Community Development Corporation (WCDC), to enter into a Contract with JL & Associates for window installation work at the Harold Ickes Development” and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Woodlawn Community Development Corporation (WCDC) to enter into a contract with JL & Associates in

a fixed price amount of \$151,500 to perform window installation work at the Harold Ickes Development.

**(Item A10)**

**RESOLUTION NO. 2002-CHA- 116**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated July 8, 2002 entitled, “Authorization for CHA Private Property Management Firm, Woodlawn Community Development Corporation (WCDC), to enter into a Contract with JL & Associates for stairwell door installation at the Harold Ickes Development” and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Woodlawn Community Development Corporation (WCDC) to enter into a contract with JL & Associates in a fixed price amount of \$196,845 to perform stairwell door installation work at the Harold Ickes Development.

**(Item A11)**

The resolutions for Item A11 authorizes U.S. Dwellings to enter into contract with National Roofing Corporation for roof replacement work at Lathrop Homes Development. This work will be done to fulfill the objective of the Habitability Committee that was established in 2001. In evaluating the Lathrop Development, the Habitability Committee identified roof replacement as a necessary repair item. All procurements initiated by the property management firm, relative to the Habitability initiative, have been executed with assistance from the CHA Procurement and Contract Department.

**RESOLUTION NO. 2002-CHA- 117**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated July 8, 2002 entitled, “Authorization for CHA Private Property Management Firm, U.S. Dwellings to enter into a Contract with National Roofing Corporation for roof replacement at the Lathrop Homes Development” and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the U.S. Dwellings to enter into a contract with National Roofing Corporation in a fixed price amount of \$343,900 to perform roof replacement work at the Lathrop Homes Development.

**(Item A12)**

The resolutions for Item A12 ratifies the contract entered into by U.S. Dwellings and Builder’s Construction and Development, Inc. for replacement of stair pans and metal handrails at Lathrop Homes Development. Under the Habitability Initiative, a formal solicitation was initially performed by U.S. Dwellings. This solicitation resulted in the receipt of only one bidder who was deemed non-responsive. A second solicitation resulted in the receipt of one responsive and responsible bidder, Builders Construction and Development Corporation. When the bid document was reviewed, competitive pricing could not be determined, resulting in recommendation by the Procurement Department to re-bid the solicitation. In the interim, there occurred incidents which suggested that the time frame needed to perform another bid would not serve the Authority’s best interest for its residents. Accordingly, with the approval of CHA, U.S. Dwellings, non-competitively awarded the contract to Builders Construction and directed them to proceed in order to complete the replacement of the stair pans and handrails.

**RESOLUTION NO. 2002-CHA-118**

**WHEREAS,** the Board of Commissioners has reviewed the memorandum dated August 8, 2002 requesting ratification of a contract between CHA private property management firm, U.S. Dwellings, and Builder’s Construction and Development Corporation for the replacement of stair pans and metal handrails at the Lathrop Homes Development” and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby ratifies the award of a contract by CHA private property management firm, U.S. Dwellings to Builder's Construction and Development Corporation for the replacement of stair pans and metal Handrails at the Lathrop Homes Development in a 'not-to-exceed' amount of \$140,000.00.

**(Item A13)**

In order to effectively complete all construction, rehabilitation and capital maintenance activities outlined in the CHA's Plan for Transformation, construction management services have been and will continue to be required for all current CHA Capital Improvement Plan Programs. The Procurement & Contracts Department is currently making arrangements to competitively solicit proposals for a new Managing Owner's Representative. However, an interim Managing Owner's Representative is needed until a new contract can be awarded. Since Tishman Construction Corporation has acted as the Managing Construction Manager for construction management services since August 2000 and fully understands the complexities of the CHA's building portfolio and its construction challenges, the Resolution for Item A13 approves a short-term interim agreement with Tishman.

**RESOLUTION NO. 2002-CHA-119**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated August 13, 2002 entitled "Authorization to enter into an Agreement with Tishman Construction Corporation as Managing Owner's Representative";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract, subject to HUD approval, through procurement by noncompetitive proposal pursuant to 24 CFR 85.36(d)(4)(i)(C) with Tishman Construction Corporation as Managing Owner's Representative for construction management services for capital construction, rehabilitation and maintenance activities associated with the Capital Improvement Program (CIP) in the amount of \$271,000.00 for the term of August 20, 2002 to November 20, 2002.

**(Item A14)**

The Operations Department estimates that approximately 80% of CHA properties require securing by some method. Accordingly, in June 2002, the Authority issued a Request For Proposal (RFP) for qualified firms who could secure vacant CHA property at any CHA location. Three responses were received of which one was deemed non-responsive. Vacant Property Services and Kar-Anne's Board Up-Inc. were the two responsive bidders. Vacant Property services proposal included board up services using metal products only and Kar-Anne's Board Up-Inc. uses plywood exclusively. Since it is anticipated that the CHA will use both methods to secure apartments, the Resolution for Item A14 approves award of contract to Vacant Property and Kar-Ann's Board Up-Inc.

Commissioner Young recused from voting on Item A14 in error.

**RESOLUTION NO. 2002-CHA-120**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated August 5, 2002 entitled "Authorization to enter into a Contract with Vacant Property Services and Kar-Anne's Board-Up Inc., for security board-up services."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into contracts with Vacant Property Security and Kar-Anne's Board-Up, Inc. for security board-up services in a cumulative amount not-to-exceed \$1,500,000.00 for a twenty-four month term with a one year option, subject to Board and HUD approval.

**(Item A15)**

The development team of Oakwood Boulevard Associates was selected to be the developer for the redevelopment of the CHA's Phase I Madden/Wells site pursuant to a Request for Proposals issued by CHA, The Habitat Company and the City of Chicago. Phase I redevelopment will begin the creation of a mixed-income community with approximately 496 units. The development will have 325 rental units, of which 126 will be public housing replacement units, and 171 units for sale, of

which 10 will be targeted to Madden/Wells families. These units will be contained in diverse housing types that include townhouse, 2, 3, 6 and 9 flats. The core transaction terms of the Phase I Madden Wells redevelopment are as follows: The CHA land shall be subject to a 99-year ground lease upon which the rental development is constructed and transferred, in phases, to the owner-entity only for the single family detached or semi-detached For Sale development, the financing on the For Sale development may include state and local funds, homebuyer loan proceeds, down payments and soft second loans; the financing on the Rental development may include tax credit equity, HOME Funds from the City of Chicago Department of Housing, public housing capital, Federal Home Loan Bank Financing, and FHA insured first mortgage and TIF Loans. The Resolution for Item A15 authorizes the Chief Executive Officer to enter into a Development Agreement and Pre-Development Agreement with Oakwood Boulevard Associates for Madden/Wells Phase I.

Commissioner Young recused from voting on Item A15.

**RESOLUTION NO. 2002-CHA-121**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 17, 2002 entitled “Request for Authorization to Enter into a Development Agreement and Pre-Development Loan Agreement with Oakwood Boulevard Associates for Madden/Wells Phase I”, and concurs with the recommendation contained therein;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners, authorizes the Chief Executive Officer or his designee to enter into a Development Agreement with Oakwood Boulevard Associates for Madden/Wells Phase I and further to enter into the Pre-Development Loan Agreement.

**(Item A16)**

The development team of Jazz Drexel L.L.C. was selected to be the developer for the redevelopment of the CHA’s Drexel site and adjacent City-owned property pursuant to a 1999 Request for Proposal by The Habitat Company and the City of Chicago’s Department of Planning and Development. The CHA, the City of Chicago and other investors have agreed in principle to this mixed finance, mixed income development on the former Drexel with Thrush, Inc., Granite Development and Century Place Development Corporation as developer, through separate development entity, Jazz Drexel L.L.C. The Jazz Development Plan will have 137 total units in a variety of building types, including single family row houses, two flat, six flat, condominiums and town homes buildings. The development will offer a mix of affordability including 30 public housing units, 9 Tax Credit rental units, 27 affordable for-sale units and 71 market rate for sale units. Implementation will occur in three construction phases, lasting approximately 36 months. Century Place Development Corporation will be the developer and property manager of the rental units. Thrush Development and Granite Development will be the developer of the for-sale units. There will be one financial closing for the entire project, expected to take place in October 2002. The Resolution for Item A16 authorizes the Chief Executive Officer to enter into a Development Agreement with Jazz Drexel L.L.C. and to submit to HUD a Mixed-Finance Proposal and related documents.

**RESOLUTION NO. 2002-CHA-122**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 23, 2002, entitled, Authorization to enter into a development agreement with Jazz Drexel L.L.C., submit a Mixed Finance Proposal and an Application for the Disposition of land to the United States Department of Housing and Urban Development for the development known as Jazz on the Boulevard and concurs with the recommendation contained therein.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a development agreement with Jazz Drexel L.L.C., and to submit to the United States Department of Housing and Urban Development: 1) a Mixed Finance Proposal and 2) an Application for the Disposition of land, formerly known as a portion of Washington Park Homes called the “Drexel site” located between 41<sup>st</sup> Street on the North, 42<sup>nd</sup> Place on the South, Cottage Grove on the West and Drexel Boulevard on the East, for the Jazz on the Boulevard project.

**(Item A17)**

The Authority is currently negotiating with Quadel Consulting Corporation on a new contract to administer the CHA's Section 8 program. Quadel was the sole respondent to the 2001 CHA Request For Proposals and is the CHA's current administrator for the Section 8 program. Negotiations commenced in February 2002 and are ongoing. In February 2002, the Board authorized a modification extending the contract until July 31, 2002. The resolution for Item A17 approves an additional modification to Quadel's contract through September 30, 2002.

**RESOLUTION NO. 2002-CHA-123**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated July 30, 2002 entitled "Authorization to Amend Contract No. 8565 between Quadel Consulting Corporation and the Chicago Housing Authority for the Administration of the Section 8 Programs".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Modification No. 8 of Contract No. 8565 between Quadel Consulting Corporation and the Chicago Housing Authority for the expenditure of a not to exceed amount of \$3,165,564.00 to Quadel Consulting Corporation for the administration of the Section 8 programs for the period of August 1, 2002 through September 30, 2002.

The Omnibus Motion to adopt resolutions for Items A1 through A17 was seconded by Commissioner Ivers and the voting was as follows:

Ayes: Sharon Gist Gilliam  
Lori Healy  
Dr. Mildred Harris  
Mamie Bone  
Sandra Young (recused on A15 only)  
Michael Ivers  
Leticia Peralta Davis

Nays: None

Commissioner Young recused from voting on Item A15 only.

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations & Facilities Committee report was also accepted in total.

A report of the Finance and Audit Committee was then presented by its Chairperson Leticia Peralta-Davis. Per Commissioner Davis, the Finance staff provided the Committee with the following reports: Treasury and Cash Flow Report as of July 31, 2002, Quarterly Grant Progress Report, Quarterly Financial Statements and Capital Budget Reports as of June 30, 2002.

Commissioner Davis then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B5 discussed, voted and recommended for Board approval by the Finance & Audit Committee:

**(Item B1)**

The resolution for Item B1 approves the Collective Bargaining Agreement between CHA and the International Union of Operating Engineers, Local 399 effective June 1, 2001 through May 31, 2005. Representatives of the Union and the CHA have negotiated and tentatively agreed to the following substantive changes to the Collective Bargaining Agreement: continued wage increases for Union Employees in accordance with the Area Boma Agreement, added text regarding "Mandatory Functions delineating CHA's managerial functions, prerogatives and policy making rights and added text which provides the CHA the right to employ public aid recipients as part of the Illinois Department of Public Aid Earnfare Program and Department of Human Services Workers Experience Program.

**RESOLUTION 2002-CHA-124**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 25, 2002 requesting authorization for the Chief Executive Officer or his designee to enter into a successor Collective Bargaining Agreement and Participating Agreement covering benefits with the International Union of Operating Engineers, Local 399, covering the period from June 1, 2001 through May 31, 2005;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a Collective Bargaining Agreement and Participating Agreements covering benefits with the International Union of Operating Engineers, Local 399 on the terms described in the attached Collective Bargaining Agreement for the period from June 1, 2001 through May 31, 2005.

**(Item B2)**

Amendment No. 120 to the Annual Contributions Contract transfers Project Nos. IL06P002143 and 153 from the development stage of ACC C-1150 with the Receiver, to the operation and management of the CHA under its ACC C-1014 and transfers loan funds in the amount of \$174.43 to Project IL06P002165 to IL06P002168. These projects have been completed and will become part of the Authority's inventory of units. The resolution for Item B2 authorizes the Chief Executive Officer to execute Amendment No. 120 with HUD.

**RESOLUTION NO. 2002-CHA-125**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated August 6, 2002 entitled "Recommendation to execute Amendment No. 120 to the Chicago Housing Authority's Annual Contributions Contract, C-1014 for Project Nos. IL06P002143, 153, 165 & 168" and concurs with the recommendations contained therein.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Chicago Housing Authority shall enter into Amendment No. 120 with HUD, modifying the terms of the Annual Contributions Contract, and the Chief Executive Officer, or his designee, is hereby authorized and directed to execute Amendment No. 120 of the Annual Contributions Contract in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment No. 120 shall be substantially in the attached form.

**(Item B3)**

The Chicago Housing Authority has begun replacing obsolete computer hardware and software that has been in operation since 1995. These older computers have exceeded their expected useful life and have been unable to provide sustained satisfactory performance. Consequently, the CHA issued an Invitation For Bid (IFB) in June 2002. This IFB competitively solicited qualified firms and/or individuals who could supply and deliver Gateway E-4000 computers to the CHA. Based on the 4 bid received, CCIT/PC Mall was the lowest responsive and responsible bidder. The Resolution for Item B3 approves award of contract accordingly.

**RESOLUTION NO. 2002-CHA-126**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 22, 2002 entitled "Authorization to Enter Into a Contract with CCIT/PC Mall for supply and delivery of Gateway E-4000 computers".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with CCIT/PC Mall for supply and delivery of Gateway E-4000 computers in a firm fixed price of \$225,625.00 for a one-year contract term, subject to HUD approval.

**(Item B4 and B5)**

As the Plan for Transformation proceeds, the Authority must have systems and supporting infrastructure in place to monitor progress, process and provide reliable information. CHA's aging information technology infrastructure is limited in its ability to support current and planned application systems which could adversely impact the implementation of the Plan. The Authority

must replace its main servers and communications equipment to support the new web based applications. The Authority’s Wide Area Network (WAN) which was installed in 1995 is unable to meet the current demands of the high bandwidth application and must also be replaced. The CHA issued and Invitations For Bid (IFB) in June 2002 for replacement of main services and communications equipment and another IFB in July 2002 for CISCO Hardware and associated software. Of the proposals received and opened, System Solutions was the lowest, responsive and responsible bidder for both proposals. The Resolutions for Item B4 and B5 approves award of two contracts to System Solutions.

**RESOLUTION NO. 2002-CHA-127**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated July 22, 2002 entitled “Authorization to enter into a contract with System Solutions for supply and delivery of Compaq servers and components”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with System Solutions for supply and delivery of Compaq servers and components in a firm fixed price of \$636,874.00 for a one-year contract term, subject to HUD approval.

**(Item B5)**

**RESOLUTION NO. 2002-CHA-128**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated August 7, 2002 entitled “Authorization to enter into a contract with System Solutions for supply and delivery of Cisco Hardware and Associated Software”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a one year contract with System Solutions for supply and delivery of Cisco Hardware and Associated Software for a firm fixed price of \$2,171,607.46 subject to HUD approval.

The Omnibus Motion to adopt resolutions for Items B1 through B5 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam Lori Healy Dr. Mildred Harris Mamie Bone Sandra Young Michael Ivers Leticia Peralta Davis
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

**Walk-On Item No. 1**

The Authority’s enterprise servers are at the end of their life cycle and lack sufficient capacity to support the new applications, therefore, they must be replaced. CHA’s critical applications would be adversely affected should the enterprise servers fail and the Authority is unable to recover in a timely manner. Additionally, the Sun servers will lower CHA’s operational cost by providing the Authority with the ability to host their “own” web site without relying on costly web host providers. Accordingly, in July 2002, the CHA issued an Invitation For Bid to solicit qualified firms who could supply and deliver Sun Hardware and associated software to the CHA. Of the six proposals received, Edge Systems, LLC was the second lowest, responsive and responsible bidder. The lowest bidder was deemed to be non-responsible. The Resolution for Walk-On Item 1 approves award of contract to Edge Systems, LLC.

A Motion to approve Walk-On Item No. I was then presented by Commissioner Ivers

**RESOLUTION NO. 2002-CHA-129**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated August 7, 2002 entitled “Authorization to Enter Into a Contract with Edge Systems, LLC for supply and delivery of Sun Hardware and Associated Software”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a one year contract with Edge Systems LLC for supply and delivery of Sun Hardware and Associated Software for a firm fixed price of \$789,995.00 subject to HUD approval.

Motion to adopt said resolution was seconded by Commissioner Davis and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Lori Healy
	Dr. Mildred Harris
	Mamie Bone
	Sandra Young
	Michael Ivers
	Leticia Peralta Davis

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said motion carried and said Resolution adopted.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the Annual and Regular Meeting of the Board of Commissioners was adjourned.

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**Sharon Gist Gilliam**  
**Chairperson**

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**Lee Gill, Custodian and**  
**Keeper of Records**